

**CARNEYS POINT TOWNSHIP MEETING**  
**REGULAR MEETING MINUTES**  
**APRIL 18, 2018**

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Committeemen Dennis, Pelura, Dowe, Newton and Brown were present. Also present at this meeting were M. Stout-CMFO/Administrator, J. Proffitt-Clerk, J. Santogrossi-Public Works Manager, G. Krivda Police Chief and A. Telsey- Solicitor.

Mayor Brown called the meeting to order and read the **Open Public Meeting Act**. He led the **Pledge of Allegiance to the Flag**. **Roll call** was taken.

Mr. Dennis stated he had nothing for the **Committee Departmental Reports**.

Mr. Newton said the Police Department has received two additional Tasers. The Chief would like to see all the Officers trained by next year. Chief Krivda thanked the Committee and Mrs. Stout for the money to purchase the two Tasers. He said the Prosecutors Office has Officers who will be training our Officers. Eight men have already had training. Mr. Newton said he has nothing for the Tax Office but the Code Office is gearing up for the Township cleaning up. He is hoping for a good year. Some properties mowed, some boarded up. Mr. Dowe said a friend of his is in Paulsboro and they hold a one-day cleanup for residents. The Municipality hands out brooms and bags and Paulsboro collects' all the trash. He said he will get more information in this event. The Mayor said Mannington also dose something similar.

Mayor Brown said the Public Works Dept. has been working on potholes by Ives and Oak Lane along with others in Carneys Point and Pennsgrove. He said if anyone sees any road damage to let the Public Works Department know so they can address the problem. Mayor Brown said Public Works has submitted the Annual Recycle Tonnage report to the State. This gives the Township grant money to go towards equipment and repairs, said Mr. Santogrossi. The Mayor said recycling does help the Township. The Mayor moved on to say Little League Opening Day is Saturday, April 21<sup>st</sup> at 10 am. The fields have been worked on. He said he will be attending the JIF monthly meeting on April 28<sup>th</sup>. He has still been sending out training information to Department Heads. He said Mr. Newton, himself and many Department Heads attended the rescheduled JIF Breakfast on April 6<sup>th</sup>. This helps to remind the employees to work safe. There is a quarterly Safety Meeting here on Monday, April 23<sup>rd</sup> at 1:30 which he will be attending. Mayor Brown mentioned attending a meeting with Pat Bomba on April 10<sup>th</sup>. Mr. Bomba was on the Committee that met with Rowan University on a Buildout Modeler project. This is an update to the last time they met. The Mayor said this will allow people to see what land is available, delineates wet lands, water, sewage and more. This was done at no cost to the Township. It was by a grant through the College. Mayor Brown said this is online and a work in progress. Lastly, Mayor Brown said at the last meeting the Committee received a complaint from Joe Wright about the response time of our Ambulance. Mayor Brown contacted the Police Dept and Ambulance Department to obtain the CAD's for the calls in question. There were three calls made to the Grandview address in question. The first call was within four minutes and they refused treatment, the second was about 16 minutes. That was because our ambulance was on a call with a pregnant woman and Penns Grove took the call. Lastly, the final call was 12 minutes. Mayor Brown said when a loved one needs an ambulance is may feel like a long time but all three calls were really not that long. Our EMT's take every call seriously and make every effort to make each and every call in a timely manner. Mayor Brown said a letter was sent to Mr.

Wright with the results. Mayor Brown moved on to say Route 48 has a water leak and the road is failing. Monday morning, he will be our Engineer and a new DOT representative to see what can be done to fix and repair the road.

Mr. Dowe commented that Mr. Dennis sat in on interviews for Deputy Court Administrators. This will be discussed later in the meeting. The Industrial Commission has their website link completed. The email has also been completed thanks to Mrs. Jones in the Finance Office. Mr. Dowe said he has spoken to the Mayor about the Township website. He feels it should be vibrant and attract people, updated. There should be a quicker response time. With the Recreation Department they will be holding a community yard sale. Mr. Dowe asked to have the fees waived for participants. Mr. Dowe made the motion and Mr. Pelura seconded the motion and all were in favor. Mr. Dowe said he will address the Recreation fees later in the meeting. Mr. Pelura mentioned under Animal Control, Dog licenses are still being issued but with late fees. They can be obtained through the Clerk's Office each and every day.

Mayor Brown asked for a motion to approve **all properly audited vouchers in the amount of \$2,805,255.67**. Motion was made by Mr. Pelura, seconded by Mr. Newton and all were in favor. Under **Consent Agenda** a motion was made by Mr. Dennis, seconded by Mr. Newton to accept **Monthly Committee Reports from March 2018**. All were in favor.

Mr. Pelura made a motion to approve the administrative compensation time, seconded by Mr. Dennis and all were in favor.

Mr. Dowe made a motion to approve the **minutes from the regular Committee meeting held on April 4, 2018**. Seconded by Mr. Pelura and all were in favor with Mr. Dennis abstaining.

#### **RESOLUTION 2018-78**

##### **APPOINT LOUIS POLILLO, JR AS FIRE SUBCODE OFFICIAL**

Mr. Newton made a motion to appoint Louis Polillo, Jr. as the Fire Sub-Code Official and Fire Protection Inspector seconded by Mr. Pelura and a unanimous vote was taken.

#### **RESOLUTION 2018-79**

##### **EMERGENCY TEMPORARY RESOLUTION**

Motion was made by Mr. Pelura to approve the Emergency Temporary Resolution in the amount of \$3,244,926.59. Seconded by Mr. Newton and a unanimous roll call vote was taken.

#### **RESOLUTION 2018-80**

##### **TOTAL DISABLED VETERAN EXEMPTION**

Mr. Dennis motioned to authorize the Tax Collector to refund Block 44, Lot 6 the amount of \$766.36 due to 100% Total Disabled Veteran Exemption as of April 2, 2018. Seconded by Mr. Newton and a unanimous vote was taken.

#### **RESOLUTION 2018-81**

##### **REFUND HOMESTEAD REBATES TO THREE PROPERTIES**

Mr. Dennis motioned to approve the refund of three separate properties various amounts totaling \$632.76 due to 100% Totally Disabled Veteran Deduction. Seconded by Mr. Newton and a unanimous vote was taken.

#### **RESOLUTION 2018-82**

##### **AUTHORIZING A SUBORDINATION OF MORTGAGE**

Mr. Newton made a motion to approve the Subordination of the Mortgage for Block 267, Lot 10.01, seconded by Mr. Dowe. Mr. Pelura explained what a subordination does. He said due to us having a Small Cities Grant on this property the owners are looking at refinancing their mortgage and this will put our loan behind the new mortgage. A unanimous vote was taken.

## **RESOLUTION 2018-83**

### **CONTRACT WITH MARTIN APPRAISAL ASSOCIATES, INC.**

Motioned by Mr. Newton to approve a contract with Martin Appraisal Associates, Inc. for the revaluation of certain apartments, commercial properties and industrial properties. Seconded by Mr. Pelura and a unanimous vote was taken.

### **ORDINANCE 933**

An Ordinance fixing salary ranges for certain Officers and Employees of the Township of Carneys Point in the County of Salem not recognized by the Carneys Point Association or the Teamsters Local 676. Mayor Brown opened the ordinance up for Public questions and comments, with none this portion was closed and a motion was made to adopt by Mr. Pelura, seconded by Mr. Dowe and a unanimous vote was taken.

### **ORDINANCE 934**

An Ordinance amending Chapter 212 of the Carneys Point Township Code to add Section 66.1 Grading Plans, all building plans must be accompanied by a grading plan.

Mr. Pelura made a motion to introduce the ordinance, seconded by Mr. Dowe and a unanimous roll call vote was taken.

Mr. Pelura made a motion to send to the Planning Board for their review, seconded by Mr. Dowe and all were in favor.

Under **Correspondence** Mayor Brown mentioned a letter from Dept of Housing and Urban Development on our Vacant Property Registration fees. The letter states they feel they do not have to pay the fee because they are a Federal Agency. Mr. Telsey said he does not agree with all of what they say but if the property is actively being marketed then this fee would not apply. He also said the property need to be in good working order. Mr. Telsey said the Code Enforcement Officer should be made aware. Mayor Brown asked how we get a list of all properties on HUD and if the house is not in good working order then what. Mr. Pelura said we do the same thing we did this time. Let them tell us the house is a HUD home and let them provide the proof.

Mayor Brown said we received a letter from NJ American Water on removing an old water storage tank on North Broad St. The letter states they found low levels of lead in the soil which they think is from the paint on the tank. The site will be remediated.

In **Old Business** Mr. Dennis asked about the bid specs that were given to each Committee member for review. He said they would like to get the bids out by the end of the month. The Committeemen had nothing to add. Mrs. Stout said she sent the bid specs to the Fire Chief and Rescue Captain for review. They would like to see three years of financials to make sure they are a sound company. Also, they would like to add that the ambulance is for emergencies only and not for non-emergency transportations. After some discussion Mr. Dennis said a meeting will be set with the Fire Dept personnel to go over the specs.

Mayor Brown moved on to discuss the DuPont Waste Water plant. He said the bill has been approved in the Senator and is on the Governors Desk. Once approved then they can start taking 3<sup>rd</sup> party waste. This will benefit the Township because we get a % for all the waste taken in.

**New Business** Mr. Dowe spoke on the different leagues that use the Recreation Complex. He said they pay a registration fee to use the fields and the Township get a small percent of that money. The Recreation Commission are looking to increase the fees so they could put more

money towards community events. Mr. Pelura said the user fee has not been raised for about ten years. It is time to look at the fees but the Recreation Commission also needs to look at the functions of the parks. Mr. Pelura said it use to be mostly volunteers who kept the parks looking good but now it is primarily Public Works. It maybe the Rec. Commission's need to pay for a person to work through Public Works just in the parks. Mayor Brown said survey other townships to see what they are doing. Mr. Pelura said the fees do need to be updated.

**Public Participation:** Martin Cleary of Broad St. mentioned he took the lady from the Sewerage Office and Mr. Rullo Chairman to see the plant and the problems from his perspective. He hopes something will be done to clean it up now. Mr. Cleary said years ago each team was assigned to clean up the park on a Saturday. The team Managers use to line/stripe the fields.

Eleanor Washington of Sandy Ridge Apts. She asked if someone rides around to see if the streets need cleaning. Mayor Brown said he and the other Committeeman ride around, the Construction Office employees ride around, the Police and Public Works ride around. But if someplace is looking bad then call the Housing Office or Public Works to let someone know. We cannot hit every street every day. Ms. Washington asked about a "Place for Sammy", looking a hot mess. Mr. Santogrossi said he was told this is not the Township's responsibility. Mr. Pelura commented the Township does care what the site looks like but the Place for Sammy Organization was supposed to provide for the play ground's upkeep. Mayor Brown said he will have a letter sent to the Organization.

Jeff Kerswill of Fairway Court and Industrial Commission Chairman invited the Township Committee to a seminar at the College on May 9<sup>th</sup> at 9am. Mr. Kerswill said this is with the NJ State Economic Development Authority on helping businesses grow. He said they are hoping for many local business people attending to learn about the benefits. Also invited is the Salem County Economic Development and Freeholders. Mr. Kerswill said this is for Carneys Point only. As he was about to leave Mr. Kerswill mentioned the flooding around his house. He asked about the Ordinance on grading plans. He asked if this ordinance will help what is already not functioning well. Mayor Brown said this is for adding the grading so drainage will go towards the streets like it is ment to do. It is not going to fix but definitely not going to hurt.

Mr. Cleary said he feels sorry for the houses by Laytons Lake because the builder is building the houses high and the water is going to run into the houses that were there first. The same thing happened at Cornerstone Estates. With no public questions or comments this portion was closed.

#### **RESOLUTION 2018-84**

#### **EXECUTIVE SESSION**

Mr. Pelura motioned to convene into Executive Session, seconded by Mr. Dowe and a unanimous vote was taken. The regular meeting ended at 7:57 pm.

A motion was made by Mr. Dennis to reconvene in regular session, seconded by Mr. Newton and all was in favor. The regular meeting reconvened at 7:19 pm.

Mr. Newton made a motion to authorize Mr. Telsey to put together the Superior Officers Contract as discussed, seconded by Mr. Pelura and all were in favor.

With no further business to discuss, a motion was made by Mr. Pelura to adjourn and seconded by Mr. Dennis. Motion passed with five affirmative votes. Meeting adjourned at 7:58 p.m.

Approved: 5-2-18

  
June Proffitt, Municipal Clerk